

ASF CORPORATION & SILVERBROOK FARMS LLC

c/o Marvin Fagel, 1219 Olesen Dr., Naperville, IL 60540

October 3, 2025

Kane County Government
719 S. Batavia Ave, Bldg. A
Geneva, IL 60134

Corinne Pierog, Madam Chairman
Kane County Board

✓ **Rick Williams, Development Chairman**
Kane County Government

Bill Lenert, Board Member
Kane County Board District

Re: Strongest opposition to Special Use Permit as requested by Orchard Solar, LLC and it's developer Clean Field Power, LLC and its intent to file a Special Use permit

Dear Madam and Sirs:

I am Marvin Fagel and along with my brother, Michael Fagel, we are President, and Vice-President, respectfully, of the ASF Corporation, which owns 100% of Silverbrook Farms LLC. Our property, which is in District 05, has been in our family for over four generations.

We strongly object to the issuance of a Special Use Permit as requested by CPF IL Bluestar Solar, LLC and its developer Clean Field Power LLC as indicated by the attached letters we received. We implore you to reject any applications for Solar in our area.

We are seriously concerned about the drainage systems we have on our farms and **potential** groundwater contamination if there is an upset on the solar fields with leaching of heavy metals and such that are potentially forever chemicals. Solar Fields have been known to upset, break and potentially leach forever metals and chemicals into the soil and contaminate groundwaters. These very real potential scenarios exist that can contaminate soils, groundwater and our agricultural farm drainage system maintained by the Rob Roy II Drainage District in Kane County. This will certainly have a deleterious effect on our property and subsequent value for years/generations to come.

As there is only so much tillable land in Northern Illinois, we need all the farms and tillable food producing farmland to support Illinois agriculture.

Sincerely, and thank you for your attention regarding this serious matter.



Marvin R. Fagel, President
ASF Corporation
Silverbrook Farms, LLC
[Redacted]



Michael J. Fagel, Vice President
ASF Corporation
Silverbrook Farms, LLC
[Redacted]

Cc: attachments

COPY

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION



200 S. WACKER, SUITE 820 CHICAGO, ILLINOIS 60606
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

September 18, 2025

VIA CERTIFIED MAIL

ASF Corporation
Attn: Marvin Fagel



RE: Bluestem Solar



**PINs: 14-23-300-018, 14-26-100-004
& 14-26-300-003**

Dear Adjacent Landowner:

This firm represents CFP IL Bluestem Solar, LLC, ("CFP") and its developer Clean Field Power, LLC ("Clean Field Power"), the applicant for the "Bluestem Solar" project located in unincorporated Kane County, Illinois (PINs: 14-23-300-018, 14-26-100-004 & 14-26-300-003) as described in Exhibit A (the "Property"). CFP intends to file a Special Use Permit application with the Kane County Department of Development & Community Services to request allowance to develop a Commercial Solar Facility on the Property.

Should you have any questions regarding this matter please contact me at (312) 580-1595 or ctait@l1lawchicago.com.

Sincerely,

Caroline Tait

Caroline Tait
Liston & Tsantilis, P.C.

*only
Don't list up
Tallab/land*

A&F

EXHIBIT A

Legal Description

PERMANENT TAX INDEX NOS.: 14-23-300-018; 14-26-100-004; and 14-26-300-003
COMMON ADDRESS: Commonly known as the 138.91 acres of farmland,
South of Prairie St., 40W489 Prairie St., Sugar
Grove, IL 60554

THAT PART OF THE SOUTH 1/2 OF SECTION 23 AND OF THE WEST 1/2 OF SECTION 26, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, 1132.56 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 7 DEGREES 45 MINUTES EAST 1221.55 FEET TO THE CENTER LINE OF PRAIRIE ROAD; THENCE SOUTH 51 DEGREES 30 MINUTES EAST ALONG

SAID CENTER LINE 1221.85 FEET; THENCE SOUTH 71 DEGREES 49 MINUTES EAST ALONG SAID CENTER LINE 107.68 FEET TO A LINE DRAWN NORTH 6 DEGREES 30 MINUTES EAST FROM A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 23, 45.54 FEET EAST OF THE SOUTH WEST CORNER OF SAID 1/4;

THENCE SOUTH 6 DEGREES 30 MINUTES WEST ALONG SAID LINE 411.4 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID 1/4 45.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 26; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 1/2 OF

SAID SECTION 26, 3983.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 26; THENCE WEST ALONG THE SOUTH LINE OF SAID 1/4 1322.48 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 - 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID 1/4 - 1/4 1320 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 26, 370.92 FEET; THENCE NORTH 4 DEGREES 43 MINUTES 30 SECONDS EAST 2306.62 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

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200 S. WACKER, SUITE 820 CHICAGO, ILLINOIS 60606
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

September 18, 2025

207

VIA CERTIFIED MAIL

Silverbrook Farms, LLC
Attn: Marvin Fagel



RE: Orchard Solar



**PINs: 14-27-300-003, 14-27-400-001, 14-34-100-003,
14-34-200-001 & 14-34-200-002**

Dear Adjacent Landowner:

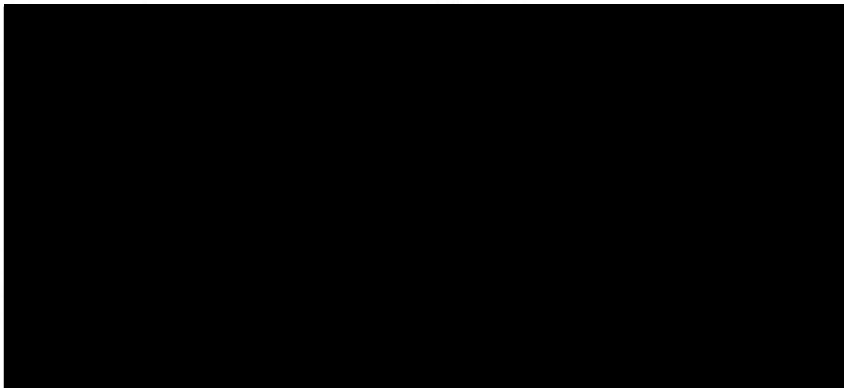
This firm represents CFP IL Orchard Solar, LLC, ("CFP") and its developer Clean Field Power, LLC ("Clean Field Power"), the applicant for the "Orchard Solar" project located in unincorporated Kane County, Illinois (PINs: 14-27-300-003, 14-27-400-001, 14-34-100-003, 14-34-200-001 & 14-34-200-002) (the "Property"). CFP intends to file a Special Use Permit application with the Kane County Department of Development & Community Services to request allowance to develop a Commercial Solar Facility on the Property.

Should you have any questions regarding this matter please contact me at (312) 580-1595 or ctait@ltlawchicago.com.

Sincerely,

Caroline Tait

Caroline Tait
Liston & Tsantilis, P.C.



*Sanitary District
FOX METRO*

Legal Description

PERMANENT TAX INDEX NOS.: 14-27-300-002; 14-28-400-003; 14-34-100-003; 14-34-200-002; and 14-34-300-004

COMMON ADDRESS: Commonly known as the 276.70 acres North of Jericho Road, Sugar Grove, IL

PARCEL 1:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

FOR INFORMATION ONLY: PARCEL # 14-27-400-001

PARCEL 2:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

FOR INFORMATION ONLY: PARCEL # 14-27-300-003

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34 AFORESAID 20.10 CHAINS NORTH OF THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 89 DEGREES EAST 5.5 CHAINS; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 20.10 CHAINS TO A POINT IN THE SOUTH LINE OF THE NORTHWEST 1/4 AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 TO THE POINT OF INTERSECTION OF SAID SOUTH LINE WITH THE CENTER LINE OF THE AURORA AND JERICO ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF THE AURORA AND JERICO ROAD TO A POINT IN THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 TO THE NORTHEAST CORNER THEREOF; THENCE WEST TO THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, (EXCEPT THAT PART OF THE LAND THAT IS LYING SOUTH OF THE NORTH LINE OF JERICO ROAD), IN KANE COUNTY, ILLINOIS.

FOR INFORMATION ONLY: PARCEL # 14-34-100-003

Silverbrook

PARCEL 4:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, IN THE TOWNSHIP AND RANGE AFORESAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, THENCE EAST ALONG THE SECTION LINE 20.11 CHAINS TO THE NORTHEAST COMER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, THENCE SOUTH ALONG THE EAST LINE OF SAID WEST HALF 20.50 CHAINS, THENCE SOUTH 70 DEGREES WEST 4 CHAINS, THENCE SOUTH 14 DEGREES EAST 3.87 CHAINS TO A POINT IN THE CENTER OF THE AURORA AND JERICO ROAD, THENCE SOUTH 70 DEGREES WEST 307.17 FEET ALONG THE CENTER OF SAID ROAD, THENCE NORTH 15 DEGREES 09 MINUTES WEST 322.45 FEET, THENCE SOUTH 88 DEGREES WEST 781.60 FEET TO THE QUARTER SECTION LINE, THENCE NORTH ALONG SAID QUARTER SECTION LINE 23 CHAINS TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

FOR INFORMATION ONLY: PARCEL # 14-34-200-001

PARCEL 5:

THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34 AND CENTERLINE OF JERICO ROAD; THENCE NORTH 67 DEGREES EAST ALONG SAID CENTERLINE OF ROAD 12.70 CHAINS, THENCE NORTH 14 DEGREES WEST 5.33 CHAINS: THENCE SOUTH 88 DEGREES WEST 10.30 CHAINS TO A POINT IN THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING:

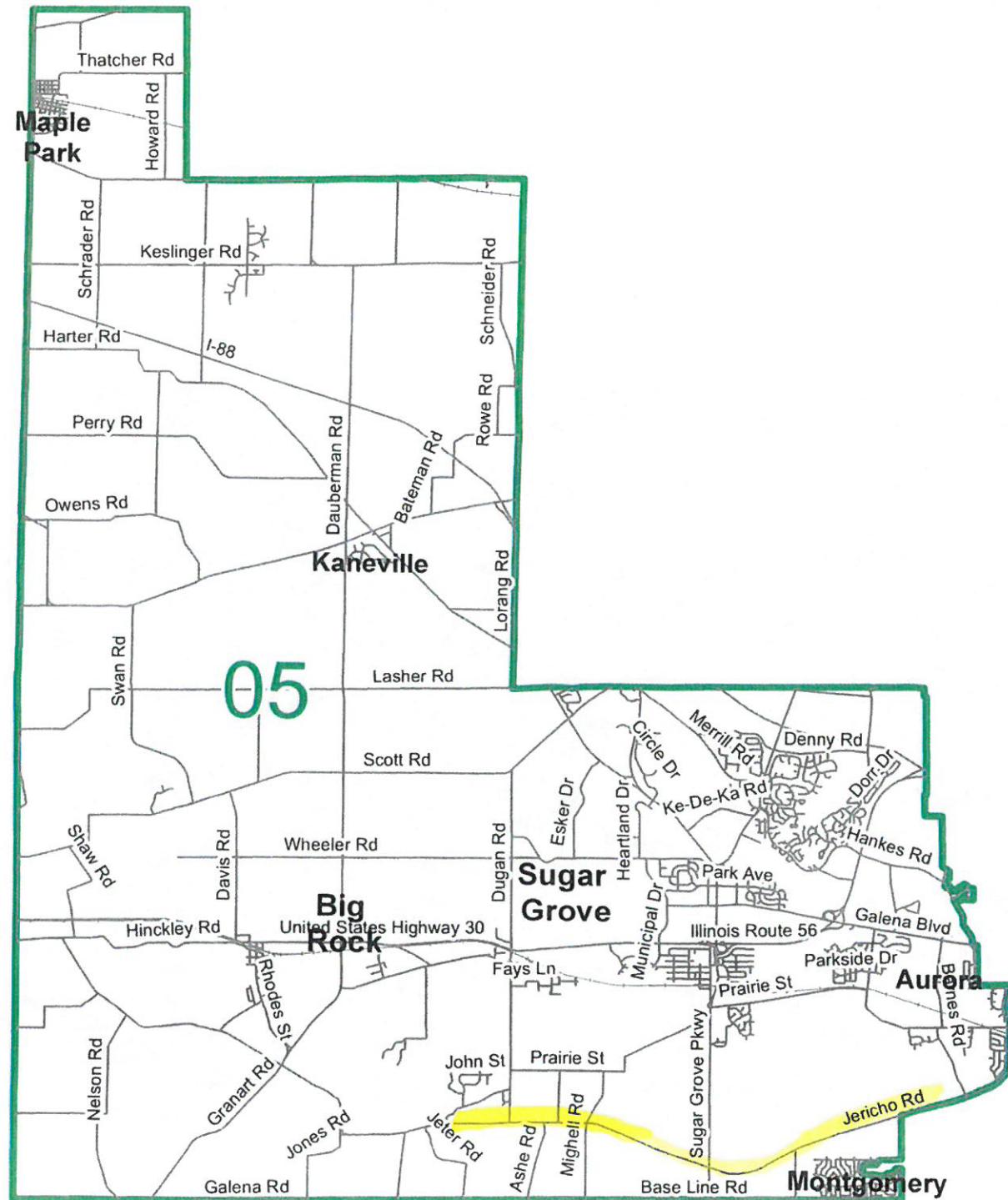
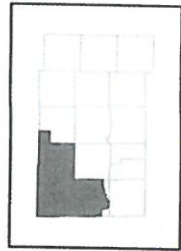
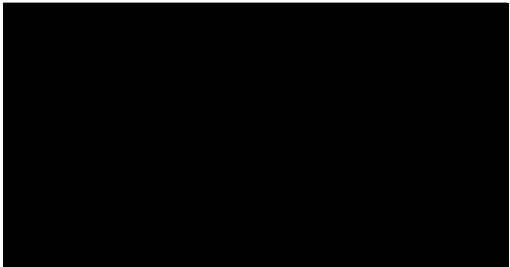
THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHEAST QUARTER WITH THE CENTER LINE OF THE JERICO ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 12.70 CHAINS; THENCE NORTH 14 DEGREES WEST 351 FEET; THENCE SOUTH 88 DEGREES WEST 217.03 FEET; THENCE SOUTH 14 DEGREES EAST 204.4 FEET FOR THE POINT OF BEGINNING; THENCE EASTERLY 100.6 FEET ALONG A LINE MAKING AN ANGLE OF 91 DEGREES 54 MINUTES MEASURED FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE; THENCE SOUTHERLY 70 FEET ALONG A LINE MAKING AN ANGLE OF 91 DEGREES 54 MINUTES MEASURED FROM WEST TO SOUTH WITH THE LAST DESCRIBED LINE; THENCE EASTERLY 93 FEET ALONG A LINE MAKING AN ANGLE OF 83 DEGREES 07 MINUTES, MEASURED FROM NORTH TO EAST, WITH THE LAST DESCRIBED LINE; THENCE SOUTHERLY 103 FEET ALONG A LINE MAKING AN ANGLE OF 83 DEGREES 07 MINUTES, MEASURED FROM WEST TO SOUTH, WITH THE LAST DESCRIBED LINE, TO THE NORTHERLY LINE OF THE ROAD AFORESAID; THENCE SOUTHERLY ALONG AN EXTENSION OF THE LAST DESCRIBED LINE TO THE CENTER LINE OF

SAID JERICHO ROAD, THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 193.6 FEET TO A LINE DRAWN SOUTH 14 DEGREES EAST FROM THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES WEST 216.9 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS; ALSO EXCEPTING THE FOLLOWING: THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID NORTHEAST QUARTER WITH THE CENTER LINE OF THE JERICHO ROAD; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID ROAD 12.70 CHAINS FOR THE POINT OF BEGINNING; THENCE NORTH 14 DEGREES WEST 351 FEET; THENCE SOUTH 88 DEGREES WEST 217.03 FEET; THENCE SOUTH 14 DEGREES EAST 204.4 FEET; THENCE EASTERLY 100.6 FEET ALONG A LINE MAKING AN ANGLE OF 91 DEGREES 54 MINUTES MEASURED FROM NORTH TO EAST WITH THE LAST DESCRIBED LINE; THENCE SOUTHERLY 70 FEET ALONG A LINE MAKING AN ANGLE OF 91 DEGREES 54 MINUTES, MEASURED FROM WEST TO SOUTH, WITH THE LAST DESCRIBED LINE; THENCE EASTERLY 93 FEET ALONG A LINE MAKING AN ANGLE OF 83 DEGREES 07 MINUTES MEASURED FROM NORTH TO EAST, WITH THE LAST DESCRIBED LINE; THENCE SOUTHERLY 103 FEET ALONG A LINE MAKING AN ANGLE OF 83 DEGREES 07 MINUTES, MEASURED FROM WEST TO SOUTH, WITH THE LAST DESCRIBED LINE, TO THE NORTHERLY LINE OF THE ROAD AFORESAID; THENCE SOUTHERLY ALONG AN EXTENSION OF THE LAST DESCRIBED LINE TO THE CENTER LINE OF SAID JERICHO ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 20 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

ALSO EXCEPTING THE FOLLOWING:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 34; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 23.0 CHAINS; THENCE NORTH 88 DEGREES EAST 10.3 CHAINS TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES EAST 101.80 FEET; THENCE SOUTH 15 DEGREES 09 MINUTES EAST 321.00 FEET TO THE PRESENT CENTERLINE OF JERICHO ROAD; THENCE WESTERLY ALONG SAID PRESENT CENTERLINE, BEING A CURVE TO THE LEFT HAVING A RADIUS OF 15,498.32 FEET, A DISTANCE OF 106.70 FEET; THENCE NORTH 14 DEGREES WEST 354.09 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

County Board District 05





Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2025 1000 ft

ASF & SILVERBROOK PARCEL #'s 2025

Named Insured & Subsidiaries / Divisions	Address	Our Reference Name Location	Total	Tillable	County
ASF Corporation	40W374 Jericho Road Sugar Grove, IL 60554 (41 West Block) Sec.26,27,34, 3ST	East Jericho (Kane County)	214.00	210.00	Kane
					Parcel #
					14-26-300-001
					14-26-400-002
					14-35-100-001
					14-35-200-001
Silverbrook Farms, LLC 100% owned by ASF Corp	Bertram & Jericho Road Sugar Grove, IL 60554 42 West Block	West Jericho (Kane County)	185.00	175.00	Kane
					Parcel #
					14-34-200-006
					14-27-400-002